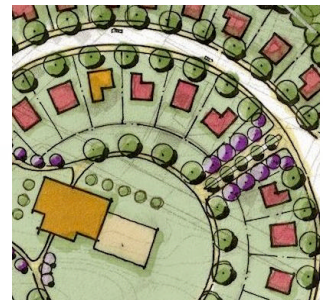
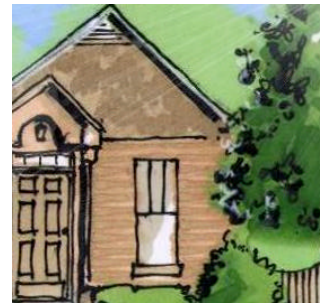




# Greenline – Spartanburg Neighborhood Revitalization

Master Plan Report  
February 2001





**City of Greenville, South Carolina**

# **Greenline – Spartanburg Neighborhood Revitalization**

## **FINAL REPORT**

**February 1, 2001**

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# Greenline – Spartanburg Neighborhood Revitalization



# INTRODUCTION

## Neighborhood Master Plan Purpose

Located northeast of the urban center of Greenville, South Carolina, the neighborhoods of Greenline and Spartanburg currently exist in a state of disrepair and ruin. Among many ailments, homes lie in disrepair; many abandoned, circulation is dangerous for public safety officials, and the perimeter of the neighborhoods is gated from the remainder of the city by means of an unkept wall of vegetation. Aside from long-time residents, most of the neighborhood residents are transient and many are unemployed. Beneath the rough, overgrown image of the existing neighborhood is the potential for a neighborhood that can become a prime, mixed income, single urban residential community; one community together, no longer separated by a large, steep drainage swale that has parted the neighborhoods for over 100 years.

The City of Greenville, South Carolina has completed several studies and analysis in recent years on how to revitalize the Greenline-Spartanburg Neighborhood. The Clemson University Department of Planning and Landscape Architecture were given funding in 1996 to conduct a study of the neighborhood as well. This study provided an excellent background of information for the project. The City of Greenville most recently was awarded a grant from the Department of Housing and Urban Development (HUD) to conduct a more detailed study and Woolpert LLP was selected to complete this work. The study will consist of two phases, a conceptual plan and schematic site design for Phase 1 and a final design and construction documents for Phase 2. (Phase 1 is the subject of this report.)

## History

The Greenline-Spartanburg Neighborhood has a long history originating back 130 years, making it one of the oldest neighborhoods in Greenville. The previous Clemson University study found the origin for the name of the neighborhood from a local historian. Greenline, according to the historian, came from a man named Mr. Green who owned a line of green houses in the neighborhood. The Spartanburg name came from Spartanburg Street, which used to be a part of Spartanburg Road. At one time Spartanburg Road connected all the way to the City of Spartanburg, South Carolina. Today the neighborhood has fallen into a state of general disrepair with numerous houses that are boarded up or in major need of repair, invasive vegetation that have taken over the site, dangerous intersections, and poor pedestrian routes that have developed over the years.

## Location

The Greenline-Spartanburg Neighborhood is located northeast of downtown Greenville, South Carolina. It is bordered by Wade Hampton Boulevard to the northwest, Harrington Avenue to the northeast, East North Street to the southeast, East Stone Avenue to the west, and North Church Street to the west as well. Greenville is considered to be in the Piedmont area of the southeastern United States.

## The Planning Process

Over the course of a nine month period of time, the process of developing a master plan for the revitalization of the Greenline-Spartanburg neighborhood evolved from an initial kickoff meeting with the client and numerous City officials to a preliminary presentation before City Council. The following information outlines the course of action with which Woolpert progressed through the programmed scope of work.

- A kickoff meeting began the planning process with the Consultant meeting with numerous City staff members who represented many different areas of expertise within the city's structure. A background was provided of the neighborhood. Long time residents of the community also joined in on the discussion. The combined group determined the Issues and Goals for the Greenline-Spartanburg Neighborhood at the session. This information composed the basic format for the development of the redevelopment plan.
- After a series of scheduled site visits, the inventory of the site was compiled and a series of site analysis maps were prepared. The purpose of the site inventory and analysis was to gather information about the physical condition of the neighborhood to familiarize project team members with issues and conditions to be addressed in the revitalization plan. These site analyses individually highlighted particular existing conditions through the site.

### **The site analysis maps included:**

- Vegetation Analysis
  - Pedestrian Analysis
  - Vehicular Analysis
  - Site Suitability Map
  - Utility Analysis
  - Structural Analysis
  - Existing Land Use Analysis
  - Slope and Drainage Analysis
- During the course of gathering data and with the completion of the site analysis, a series of interviews were conducted with various City officials, neighborhood residents, and local real estate investors. The interviews provided Woolpert with a diverse cross-representation of opinions regarding the revitalization of the community. Furthermore, it helped provide Woolpert with a direction to prepare the conceptual phase of the project.
  - A preliminary set of plan objectives were developed and addressed in preparation of the preliminary design. Among these objectives were the following:
    - Identification of buildable lots and recommended appropriate uses.
    - Re-plat property wherever necessary.
    - Recommend possible zoning changes.
    - Identify streets to be widened resurfaced, extended, and/or abandoned.
    - Evaluate the capacity of the existing sanitary service and drainage systems for future developmental impact.

- A planning charette was organized and conducted to gather further, interactive input from residents and law enforcement officials. Attendance was good and the input that was gathered helped to steer the direction that the proposed master would follow.
- Upon completion of the site analysis, together with information gathered from other individuals, Woolpert was then able to move forth with the conceptual design phase of the redevelopment master plan. Three conceptual plans evolved from the analysis phase and from the public input data received by the project team members. Each of the plans prepared used a different approach towards the redevelopment of the community. In all cases, Greenline and Spartanburg became one community, addressing many of the issues brought forth by those parties interviewed.
- A public presentation was held to receive feedback from the client and the community over reaction to the site analysis and preliminary design. The designs presented were intense and needed some time to be reviewed by the public, thus smaller, handout-sized copies were circulated among City officials and neighborhood residents. Accompanying the designs were lists of the Issues and Goals that were determined previously.
- After several weeks of review, the residents focused on individual aspects of each design and chose likes and dislikes while keeping in mind the goals that the project was to achieve in the process. Woolpert met again with the client and received input to allow the designers to complete the final master plan. The final plan indicated neighborhood areas that would required re-plating and/or rezoning as well as revising detailed design. The following items were also considered during the development of the final plan.
  - Streetscape enhancements.
  - Neighborhood Access, Circulation, and Identification Features.
  - Open Spaces and Park Areas.
  - Parking Plans for Neighborhood Residences
  - Edge Treatments
  - Pedestrian Linkages
- Woolpert presented the final plan to the Economic Development Committee, which included members of the City of Greenville City Council, to gain feedback and ultimately received approval of the final master plan design.
- A final executive summary report was prepared that included the process, analysis, and development of the concepts, final master plan and opinions of probable cost.